001.0	0002	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,600 / 975,600
					USE VALUE:	975,600 / 975,600
					ASSESSED:	975,600 / 975,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-49A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ONEILL DOROTHY R M/TRUSTEE
Owner 2:	DRONEILL FAMILY RLTY TRUST II
Owner 3:	
Street 1:	49 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ONEILL DOROTHY R M -
Owner 2:	-
Street 1:	49 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2398 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	543,600		432,000	975,600
Total Card	0.092	543,600		432,000	975,600
Total Parcel	0.092	543,600		432,000	975,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.84 /Parcel: 406.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 581

GIS Ref

GIS Ref

Insp Date 08/04/17

!57!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	543,600	0	4,000.	432,000	975,600		Year end	12/23/2021
2021	104	FV	518,600	0	4,000.	432,000	950,600		Year End Roll	12/10/2020
2020	104	FV	518,600	0	4,000.	432,000	950,600	950,600	Year End Roll	12/18/2019
2019	104	FV	386,600	0	4,000.	459,000	845,600	845,600	Year End Roll	1/3/2019
2018	104	FV	386,600	0	4,000.	334,800	721,400	721,400	Year End Roll	12/20/2017
2017	104	FV	362,300	0	4,000.	291,600	653,900	653,900	Year End Roll	1/3/2017
2016	104	FV	362,300	0	4,000.	248,400	610,700	610,700	Year End	1/4/2016
2015	104	FV	318,800	0	4,000.	243,000	561,800	561,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:56:47

LAST REV

Date	Time
08/22/17	09:30:54
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 57

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEILL DOROTHY	1418-48		6/26/2012	Convenience	1	No	No		
	831-160		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	581
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2014	1258	Wood Dec	38,000		9/25/2014			Enclosing back dec
3/25/2005	181	Redo Kit	37,946	C		G6	GR FY06	1ST FLR KIT REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	Meas/Inspect	HS	Hanne S
1/29/2009	Meas/Inspect	336	PATRIOT
10/18/2005	Fieldrev-Chg	BR	B Rossignol
10/26/1999	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08786488
Const Adj.:	0.98990101
Adj $ / SQ:	193.838
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667815
Depreciation:	124214
Depreciated Total:	543602

COMMENTS

GAR. ONLY USED FOR STG., REGULAR DOOR/ENTRANCE/NO ACCESS FOR CARS / EXT WORK IN PROGRESS RE-CHK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

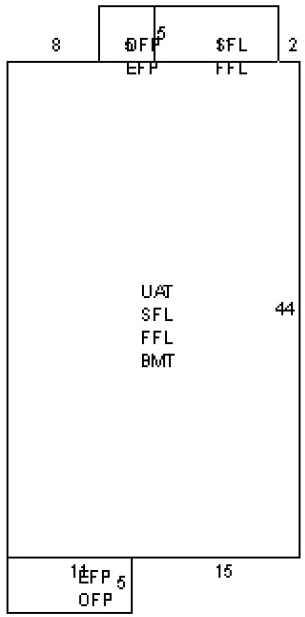
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.84
Special Features:	0	Val/Su Net:	136.31
Final Total:	543600	Val/Su SzAd	226.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,199	193.840	232,412
SFL	Second Floor	1,199	193.840	232,412
BMT	Basement	1,144	58.150	66,525
UAT	Upper Attic	286	77.540	22,175
EFP	Enclos Porch	80	60.640	4,851
OFP	Open Porch	80	36.750	2,940

Net Sketched Area:	3,988	Total:	561,315
Size Ad	2398	Gross Area	4846	FinArea	2398
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	20X18	A	AV	1940	0.00	T	40	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

001.0-0002-0020.0

IMAGE

AssessPro Patriot Properties, Inc